

Rent Review 2025 Tenant Consultation



Have your say.

Every year we ask for your feedback about our proposed rent increase for next year, so we can plan our income and budgets for improving your home and services we provide.

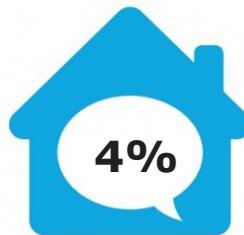
It is important that we keep our rents affordable, continue to make improvements to our homes, meet our legal requirements to keep you safe and have sufficient funds to meet the governments energy efficiency and net zero standards.

Once we have gathered your feedback and comments, the Management Committee will make a decision on the increase at the end of February 2025 and we will notify you soon after.

At Lanarkshire, we value your opinion.

You have until 20 January 2025 to have your say.

Last year we gave you three options to consider and will do so again this year, these are outlined below.



How do we measure affordability?

One of the key considerations before deciding the level of rent increase is affordability.

Before we begin the annual rent increase consultation we carry out an affordability assessment. We use the Scottish Federation of Housing Association's Rent Affordability Tool, which is widely used across the housing sector.

Affordability is based on rent as a percentage of income.

The income we use is based on ASHE data (Annual Survey of Hours and Earnings).

Affordability information is passed to the Management Committee and this is used to help inform the proposed rent increase.

How do our proposals impact affordability?

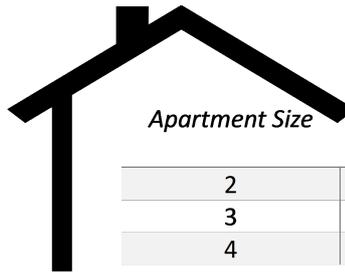


	3.5%		4%		4.5%	
	No. of tenants	% of tenants	No. of tenants	% of tenants	No. of tenants	% of tenants
Affordable	307	93.6%	307	93.6%	307	93.6%
On margins of affordability	21	6.4%	19	5.8%	19	5.8%
Unaffordable	0	0%	2	0.6%	2	0.6%

Based on a 35% sample of our tenancies (Sample excludes tenants who receive assistance with their housing costs)

What will each option mean for you?

Based on average rent for the size of your property the table below shows examples of how much your rent may increase.



Apartment Size	Current Average Rent	With 3.5%	With 4%	With 4.5%
2	£83.03	£85.93	£86.35	£86.76
3	£97.77	£101.19	£101.68	£102.17
4	£107.67	£111.44	£111.98	£112.52

We understand that things can be difficult at the moment. If you are struggling with money or managing your home please contact us.

How do we use your rent?

The rent you pay covers a wide range of services such as repairs, investing in your home and providing housing services.

We completed 536 emergency repairs in less than 1.5hrs

Invested £878,000 in home improvements such as new bathrooms, windows and doors

Helped tenants who were experiencing fuel and food poverty with top up vouchers

Carried out 1633 non emergency repairs in less than 4 days



We completed gas, electric and other health and safety checks to keep you and your family safe

Assisted 21 tenants with adaptations making their home more suitable for their needs

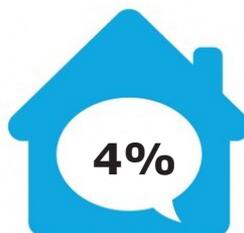
Completed a painting and external maintenance programme

Helped 331 tenants through CAB AFTAR project

Over 60% of AFTAR referrals were for benefits and debt advice

20% were for utility assistance

Our plans for next year



The level of rent increase helps us decide the level of investment.

We have ambitious plans for next year and will continue to invest in your home, with a £1m investment budget to install new kitchens, windows and doors.



- Next year will continue to improve our performance.
- Look at new ways to help tenants who are experiencing hardship.
- Investigate new ways to support tenants in their home.
- Support the adaptations budget due to a reduction in government funding.

What we can deliver is dependent on our income.

Consultation on our Rents for 2025/26

If you require assistance completing the questionnaire please contact us by phone on 01698 269119 or email us at enquiries@lanarkshireha.com.

Please read the leaflet and complete this questionnaire to let us know what you think.

You can use the Freepost envelope enclosed or you can complete the survey online at <https://www.surveymonkey.com/r/XPJPFYV> or by scanning the QR code below.

We feel it is necessary to increase rents from April. Please tell us what level of increase you support? (please tick one box)

Option 1 – Increase rent by 3.5%

Option 2 – Increase rent by 4%

Option 3 – Increase rent by 4.5%

Please use the space below to provide any additional comments.

I would like to discuss my circumstances in more detail with a member of staff.

Please contact me.

To help us understand more about how different groups of tenants view our rent increase, please tick one of the following that reflects your circumstances:

I am retired

I work part-time

I work full-time

I am a job seeker

I am unable to work

Other

Please tell us about your family:

I have children under 16 years living at home with me

I do not have children under 16 living with me

Contact Details:

Name: _____

Address: _____

Telephone: _____

Email: _____

